

# MEADOWBROOK ESTATES

## TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

### BULK REQUIREMENTS

TOWN OF CORNWALL ZONING DISTRICT R-2	
MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	40,000 SF
LOT WIDTH	135 FEET
LOT FRONTAGE	100 FEET
FRONT YARD	50 FEET
REAR YARD	40 FEET
SIDE YARD (ONE/BOTH)	30/80 FEET
LIVABLE FLOOR AREA	850 SF/UNIT
MAXIMUM ALLOWABLE	
DEVELOPMENT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	40 FT

TOWN OF NEW WINDSOR ZONING DISTRICT R-1	
MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	43,560 SF
LOT WIDTH	125 FEET
LOT FRONTAGE	70 FEET
FRONT YARD	45 FEET
REAR YARD	50 FEET
SIDE YARD (ONE/BOTH)	20/40 FEET
LIVABLE FLOOR AREA	1,200 SF/UNIT
MAXIMUM ALLOWABLE	
DEVELOPMENT COVERAGE	10%
MAXIMUM BUILDING HEIGHT	35 FT

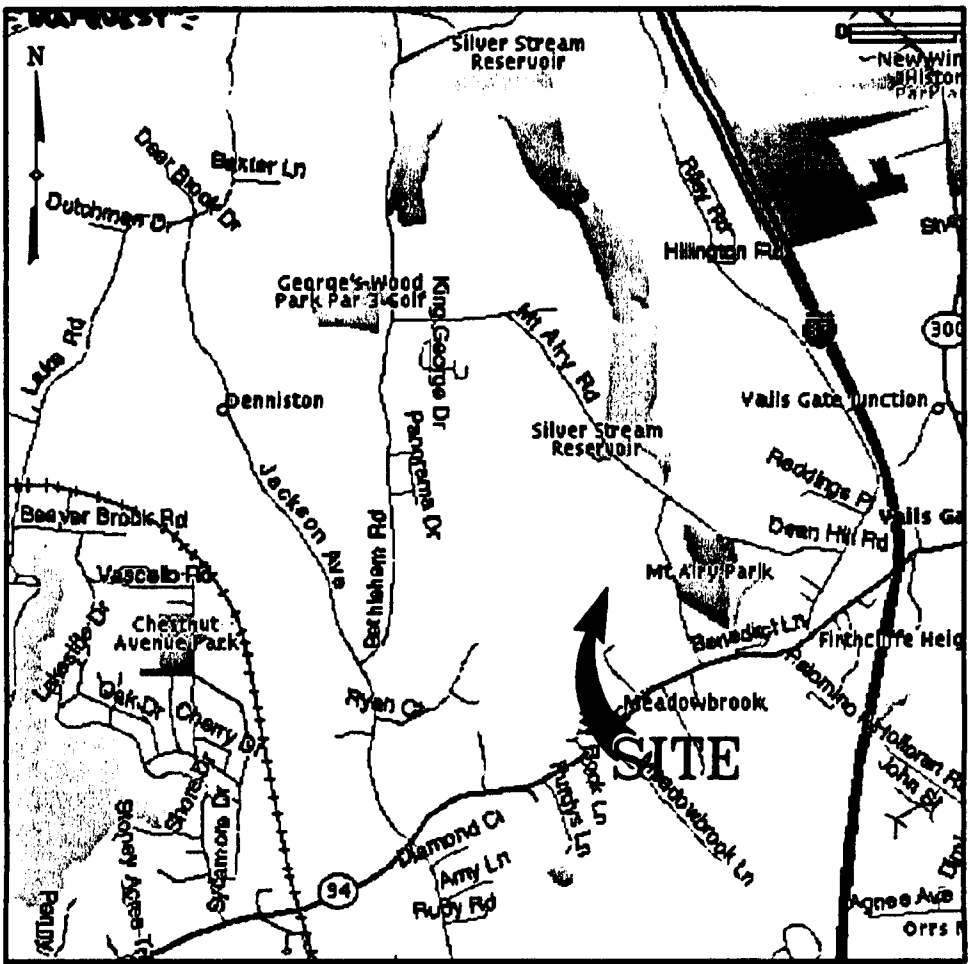
TOWN OF NEW WINDSOR ZONING DISTRICT R-3	
MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	21,780 SF
LOT WIDTH	100 FEET
LOT FRONTAGE	80 FEET
FRONT YARD	35 FEET
REAR YARD	40 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET
LIVABLE FLOOR AREA	1,000 SF/UNIT
MAXIMUM ALLOWABLE	
DEVELOPMENT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35 FT

### LEGEND

---	PROPOSED PROPERTY LINE
---	EDGE OF CURBED ROADWAY
---	EDGE OF DRIVEWAY
---	ROAD CENTERLINE
---	SETBACK LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	STORM DRAIN
---	SEWER GRAVITY MAIN
---	WATER MAIN
---	SILT FENCE
---	RETAINING WALL
---	LIMIT OF TREE CLEARING
---	FENCE
---	GRASSSED SWALE
---	SEWER MANHOLE
---	SANITARY SEWER SERVICE CLEANOUT
---	DRAINAGE MANHOLE
---	STORM CATCHBASIN
---	FLARED ENDSECTION
---	WETLAND LIMIT LINE
---	SEWER SERVICE
---	WATER SERVICE
---	FORCEMAIN

### GENERAL NOTES

1. APPLICANT: LAND MASTER MEADOWBROOK, LLC  
C/O DAVID WEINBERG  
100 QUINN AVENUE  
WESTFIELD, NJ 07090
2. TAX LOTS: FORMERLY CORNWALL 4-1-8-22, 4-1-10-1 AND 4-1-11  
NEW WINDSOR 65-1-81.1 AND 65-1-78
3. OWNER: ETRUSCAN ENTERPRISES, INC.  
C/O FRANK CAVALARI  
10 MEADOWBROOK ROAD  
NEW WINDSOR, NY 12553
4. EXISTING LOT AREA: ±169.35 ACRES
5. PROPOSED NUMBER OF BUILDING LOTS: 90
6. PROPOSED DENSITY: 1.88 ACRES/UNIT
7. BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC COMPLETED ON 12/20/03 AND FIELD SURVEY BY CREIGHTON MANNING ENGINEERING LLP LAST REVISED 10/28/03.
8. UNDERGROUND IMPROVEMENTS, IF ANY, AND NOT VISIBLE AT TIME OF SURVEY HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON. UNDERGROUND UTILITIES & IMPROVEMENTS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
10. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
11. TOP COURSE OF PAVEMENT TO BE BONDED AND INSTALLED PRIOR TO ISSUANCE OF 80% OF CERTIFICATES OF OCCUPANCY FOR EACH PHASE. MANHOLE COVERS ARE TO BE SET AT BASE COURSE ELEVATION AND RAISED PRIOR TO INSTALLATION OF TOP COURSE. BASE COURSE TO BE THICKENED AT CATCHBASINS TO ALLOW POSITIVE DRAINAGE AND THEN MILLED PRIOR TO INSTALLATION OF TOP COURSE.
12. ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
13. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 OF THE LAST APPROVAL OF FINAL PLANS.
14. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBANCES OR DAMAGES CAUSED BY HIS OPERATIONS TO EXISTING FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE INTENDED WORK. ALL DISTURBANCES OR DAMAGES TO SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST & TO THE SATISFACTION OF THE TOWN ENGINEER.
16. THE RESPONSIBILITY FOR MAINTENANCE OF THE INDIVIDUAL PRIVATE PUMP STATIONS WILL BE THAT OF THE INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS SHALL CONTRACT FOR THE MAINTENANCE OF THE PUMP STATION WITH A SUITABLE CONTRACTOR OR PLUMBER SHOULD A FAILURE OCCUR AND THE HOMEOWNER IS UNABLE TO CAUSE THE CORRECTION OF THE CONDITION WITHIN A TIMELY FASHION, AND SUCH CONDITION RESULTS IN A POTENTIAL DANGER TO THE PUBLIC HEALTH (IN THE OPINION OF THE TOWN OF NEW WINDSOR OFFICIALS), THE TOWN RESERVES THE RIGHT TO ENTER ONTO THE PROPERTY AND CAUSE THE REPAIR OF THE PUMP STATION. THE TOWN IN SUCH CASES WILL BILL THE PROPERTY OWNER FOR ALL DIRECT AND INDIRECT COSTS OF THE REPAIR, AND SUCH PROPERTY OWNER HEREBY AGREES THAT THIS IS AN OBLIGATION ATTACHED TO THE PROPERTY.



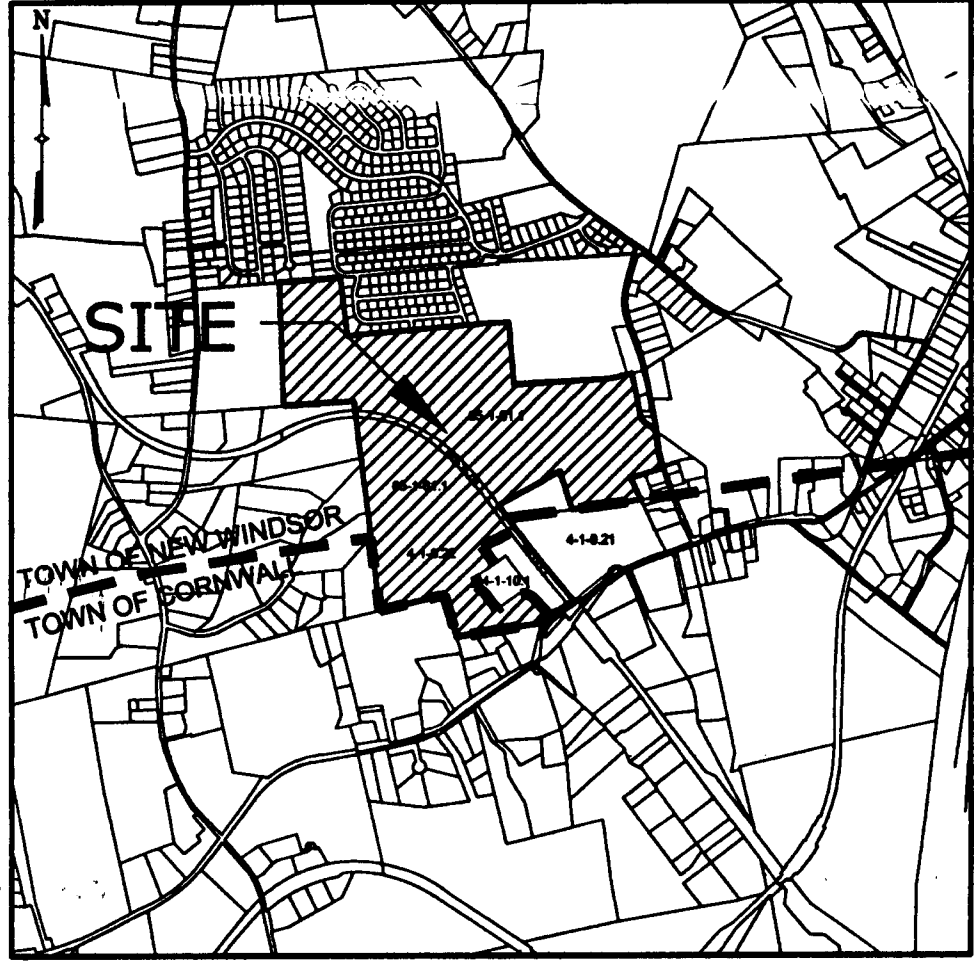
LOCATION MAP

### GENERAL NOTES (CONT'D)

16. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION OPERATIONS WITH ANY AND/OR ALL OTHER CONSTRUCTION ACTIVITIES WHICH MAY BE OCCURRING SIMULTANEOUSLY IN THE VICINITY OF THE PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE FOR FILING NYSDEC SPDES NOI AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION.
18. ALL GRADING WORK THAT CROSSES ONTO OTHER PROPERTY LINES MUST BE COMPLETED BEFORE THE TRANSFER OF THE PROPERTY.

### LIST OF DRAWINGS

SHEET #	DRAWING #	TITLE
1		COVERSHEET
2		REALTY SUBDIVISION PLAN
3		REALTY SUBDIVISION PLAN
4		REALTY SUBDIVISION PLAN
5	C-1	OVERALL SUBDIVISION PLAN
6	C-2	N.Y.S. ROUTE 94 ENTRANCE PLAN
7	C-3	SUBDIVISION PLAN
8	C-4	SUBDIVISION PLAN
9	C-5	SUBDIVISION PLAN
10	C-6	SUBDIVISION PLAN
11	C-7	SUBDIVISION PLAN
12	C-8	SUBDIVISION PLAN
13	C-9	SUBDIVISION PLAN
14	C-10	SUBDIVISION PLAN
15	C-11	SUBDIVISION PLAN
16	C-12	SUBDIVISION PLAN
17	C-13	SUBDIVISION PLAN
18	C-14	OFFSITE UTILITY IMPROVEMENTS PLAN
19	C-15	ROAD PROFILES
20	C-16	ROAD PROFILES
21	C-17	ROAD PROFILES
22	C-18	ROAD PROFILES
23	C-19	ROAD PROFILES
24	C-20	ROAD PROFILES
25	C-21	ROAD PROFILES
26	C-22	ROAD PROFILES
27	C-23	ROAD PROFILES
28	C-24	OFFSITE UTILITY PROFILE
29	C-25	OFFSITE UTILITY PROFILE
30	C-26	DETAILS
31	C-27	DETAILS
32	C-28	DETAILS
33	C-29	DETAILS



TAX MAP



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TOWN OF NEW WINDSOR PLANNING  
BOARD APPROVAL BOX


ENGINEERING  
PROPERTIES, PC  
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WALDEN, NY 12586  
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MEADOWBROOK ESTATES  
FEBRUARY 6, 2004  
REVISED DECEMBER 1, 2005

PLANNING BOARD SHEET 1 OF 35



PLANNING BOARD SHEET 24 OF 35  
ORANGE COUNTY DEPARTMENT OF HEALTH SHEET 23 OF 31  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHEET 13 OF 24  
THIS SHEET IS INVALID UNLESS ACCOMPANIED BY ALL OCDOH SHEETS

	<b>ENGINEERING PROPERTIES, PC</b>		110 ORANGE AVENUE WALDEN, NY 12096 Ph: (845) 778-4313 Fx: (845) 778-4689	
<b>ROAD PROFILES</b>				
<b>MEADOWBROOK ESTATES NYS ROUTE 94 TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK</b>				
DATE 02/06/04	NO. 104-01	<b>C-18</b>		
SCALE AS NOTED	DRAWN BY JRS			
TOTAL 5-11	DESIGNED BY JRS	REVISION 7- 12/01/05		